EXHIBIT C

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan				
1. FHA 2. FmHA 3. Conv. Unins. 4. VA 5. Conv. Ins.	6. File Number: 1568336	7. Loan Number:	8. Mortgage Insurance Ca	ise Number:
C. Note: This form is furnished to give you a statement of educational purposes and are not in	ial sattlement costs. Amounts par cluded in the totals.	d to and by the selflement agent are shown	Items marked "(p.o.c.)" were paid outside th	e closing; they are
D. Name & Address of Borrower:	E. Name & Address of S		F. Name & Address of Lender:	
CBT GROUP LLC	DAVID SANDERS			
	PATTY SANDERS			
	1031 QUALEX, LLC			
		'		
G, Properly Location: LOT HOGAN LANE		H. Settlement Agent		Tax ID: 74-09237
HEMPSTEAD, TX 77445 (WALLER)		STEWART TITLE COMPAN	STEWART TITLE COMPANY 2925 RICHMOND AVE, SUITE 1500, HOUSTON, TX 77098 (713) 528-5007	
,		2925 RICHMOND AVE, SU	TE 1500, HOUSTON, TX 77098 (7	13) 528-5007
		Place Of Settlement:	J. Settlemen	t Date / Disbursement D
		2925 RICHMOND AVE, SUF HOUSTON, TX 77098	TE 1500 2/28/20	22 / 3/1/2022
J. Summary of Borrower's Transaction 190. Gross Amount Due From Borrower		K. Summary of Seller's Tra	neaction	
101. Contract sales price	\$80,000	400. Gross Amount Due To	Seller	
102. Personal Property	\$80,000	.00 401. Contract sales price 402. Personal Property		\$80,000.0
103. Settlement Charges to Borrower (line 1400)	\$1,336	26 403.		
104. 105.		404.		
Adjustments for items paid by selfer in advance		405.		
106. Homeowners Association Dues (Paid) 2/28/2022 to 1/	1/2023 \$294.	Adjustments for items paid	by seller in advance	
107. County taxes		407. County laxes	in Dues (Paid) 2/28/2022 to 1/1/2023	\$294.3
108. Assessments 2/28/2022 to 7/31/2022 @ \$250.00/Year	\$104.	79 408. Assessments 2/28/2022	to 7/31/2022 @ \$250.00/Year	\$104.75
109. 110.		409.		\$104.73
111.		410.		
112.		411. 412.		
120. Gross Amount Due From Borrower	104 705			
200. Amounts Paid By Or In Behalf Of Borrower	\$81,735.4	420. Gross Amount Due To 500. Reductions in Amount	Seller Dua Ta Call	\$80,399.17
201. Deposit or Earnest Money	\$1,000.0	00 501. Excess deposit (see Inst	arctions)	
202. Principal amount of new loan		502. Settlement Charges to S	eller (line 1400)	\$6,069.95
203. Existing loan taken subject to 204.		503. Existing loan(s) taken su	oject to	44,400.00
205.		504. Payoff of first mortgage le	oan	
206.	" 	505. Payoff of second mortga 506. Earnest money retained		
207,		507. Disbursed as proceeds ((1,000.00)	
208.		508, 1031 Exchange Funds to	1031 QualEx LLC	\$74,145.68
Adjustments for items unpaid by seller		509.		
210. City/town taxes		Adjustments for items unpai 510. City/town laxes	d by seller	
211. County taxes 1/1/2022 to 2/28/2022 @ \$1,155.04/Year	\$183.5		2/28/2022 @ \$1 155 04 Noor	6400.54
212. Assessments		512. Assessments	272072072 (@ \$1,100.04/168)	\$183.54
213.		513.		
215.	 -	514 515.		
16.		518,		
117.		517.		
19.		518.		
		519.		
20. Total Paid By/For Borrower	\$1,183.54		Due Seller	\$80,399.17
00. Cash At Settlement From/To Borrower 01. Gross Amount Due From Borrower (line 120)	404 TOT 10	600. Cash At Settlement To/F	rom Seller	
02. Less Amounts Paid By/For Borrower (line 220)	\$81,735.43 \$1,183.54		ler (line 420)	\$80,399.17
03. Cash From To Borrower	\$80,551.89	(From Seller	\$80,399.17
		⊥		\$0.00

 Loan Number:
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 1568336
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L. Settlement Charges		·
700. Total Sales/Broker's Commission based on price \$80,000.00 @ 6,00 % = \$4,800.00		
Division of Commission (fine 700) as follows:	Paid From Borrower's Funds	Paid From
701. \$2,400.00 to BHGRE Gary Greene	at Settlement	Seller's Funds at Settlement
702. \$2,400.00 to Diverse City Reality	Di Cottlotticije	at Settlement
703. Commission paid at Settlement 704.		\$4,800.00
800, Items Payable In Connection With Loan		
801. Loan Origination Fee		
802, Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		· .
807, Assumption Fee	···	
900. Items Required By Lender To Be Pald In Advance	L	
901. Interest		
902. Mortgage Insurance Premium		 .
903. Hazard Insurance Premium		
1800. Reserves Deposited With Lender		
1001. Hazard Insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1908. Aggregate accounting adjustment		•
1100. Title Charges		
1101. Settlement or closing fee to Stewart Title Company		
1102. Abstract or title search	\$400.00	\$400,00
1103. Title examination		
1105. Document preparation to Albert Buller, PC		
1106. Notary fees to DFW Notary Series, LLC		\$75,00
1107. Allorney's fees	\$125.00	. <u> </u>
(includes above item numbers:)		
1108. Title Insurance to Stewart Title Company		
(Includes above item numbers:)		\$698,00
1109. Lender's coverage Premium \$0.00 to Stewart Title Company		
1110. Owner's coverage \$80,000.00 Premium \$698.00 to Stewart Title Company		
1111. Area and Boundary Coverage (Non-Residential 15%) (Owner's) Endorsement(s) to Stewart Title Company		
1113. TX Policy Guaranty Fee to Texas Title Policy Guaranty Fee - STC	\$104.70	
1114. Tax Certificate Fee to Stewart Title Company		\$2.00
1115. a Record Fee (Buyer/Borrower) to Stewart Title Company		\$64.95
1116. e Record Fee (Seller) to Stewart Title Company	\$4.00	
1200. Government Recording and Transfer Charges		\$4.00
1201. Recording fees: Deed \$26.00;Mortgage ;Release ;		
1202. County tax/stamps: Deed ;Mortgage ; Rejease ;	\$26.00	
1203. State tax/stamps: Deed ;Mortgage ;		
1204. City tax/stamps: Deed ;Mortgage ;		
1205. to Stewart Title Company		
1300. Additional Settlement Charges		\$26.00
1301. Survey to CBG Surveying Texas, LLC		
1302. Pest Inspection	\$676.56	
1305. Past Due Property Tax to Waller County Tax (POC \$1,259.02 by David Sanders)		
1306, 1031 Exchange Fee to 1031 Qualex LLC (POC \$1,259.02 by David Sanders)		
4400 Table 2019 - 1001 Quality LLC [PUC \$900.00 by David Sanders)		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$1,336.26	\$6,069,95

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true further certify that I have received a copy of the HUD-1 Settlement Statement.	30d Document of all sections and district
I further certify that I have received a copy of the HUD-1 Settlement Statement.	and accurate statement of an receipts and discorsements made on my account or by me in this transaction.
BORROWERS	SELLERS
CBT Group LLC	DAVID SANDERS
BY: Giorgio Benvenuto, Managing Member	
	Patty Sanders
	1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders
	BY:
	Read and Approve
The HUD-1 Settlement Stalement which I have prepared is a true and accurate account of this transaction, I have	e caused or I will cause the funds to be disbursed in accordance with this statement.
Settlement Agent () () ()	Date
	2/28/2022
DIANA_JURISICH WARNING: It is a crime to knowingly make (alse statements to the United States on this or any other similar form Section 1001 and Section 1010	Penalties upon conviction can include a fine and Inprisormant. For details see; Tide 18 U.S. Code
SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E. G., H and I and on lin real estate tax reportable to the IRS) is important tax information and is being turnished to the Internal Revenue S this item is required to be reported and the IRS determines that it has not been reported. SELLER INSTRUCTION - If the real estate was your principal residence, file form 2119, Sale or Exchange of Prin parts of form 4787, Form 6252 and/or Schedule D (Form 1040).	ervice. If you are required to life a return, a negligence penalty or other sanction will be imposed on you if

You are required to provide the Settlement Agent with your correct tax payer identification number.
If you do not provide the Settlement Agent with your correct tax payer identification number, you may be subject to civil or criminal penalties.

 Loan Number:
 File Number:
 1568336
 Page 3 of 3

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BORROWERS		SELLERS
OBT Group LLC		
Giorgio Benvenuto	03/01/2022 08:24 AM CST	DAVID SANDERS
BY: Giorgio Benvenuto, Managin	g Member	
		PATTY SANDERS
		1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders
		BY:
		Read and Approve
e HUD-1 Settlement Statement which	I have prepared is a true and accurate account of this trans	action. I have caused or I will cause the funds to be disbutsed in accordance with this statement.
ttlement Agent	7/11/0	Date
IN.	LI I P 21 R L	Date
		2/28/2022
RNING: It is a crime to knowlingly mail- tion 1001 and Section 1010 BSTITUTE FORM 1099 SELLER STA lestate tax reportable to the IRS1 jet litem is required to be reported and the LER INSTRUCTION - if this real esta is of form 4797, Form \$252 and/or Sci.	ATEMENT - The information contained in Blocks E, G, H and aportant tax information and is being furnished to the Internal a IRS determines that it has not been reported.	r similar form. Penalties upon conviction can include a line and inprisonment. For details see; Title 18 U.S. Code if I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Guyer if Revenue Service. If you are required to file a return, a regligence penalty or other sanction with be imposed on y hange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applic
BSTITUTE FORM 1099 SELLER STA Il estate tax reportable to the IRS) is im i item is required to be reported and the LLER INSTRUCTION - if this real esta is of form 477. Form 5252 andfor Sci	ATEMENT - The information contained in Blocks E, G, H and aportant tax information and is being furnished to the Internal is IRS determines that it has not been reported. the was your principal residence, file form 2119, Sale or Exchedule D (Form 1040).	r similar form. Penalties upon conviction can include a line and inprisonment. For details see; Title 18 U.S. Code If and on line 401 (or, if line 401 is asterished, lines 403 and 404), 405, 407 and 408-412 (applicable part of Duyer If Revenue Service. If you are required to file a return, a negligence penalty or other sensition will be imposed on y hange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applic
ARNING: It is a crime to knowingly maintain 1001 and Section 1000 and Section 1000 BSTITUTE FORM 1099 SELLER STA lestate fax reportable to the IRS1 joint item is required to be reported and the LER INSTRUCTION - if this real estate of form 4797, Form \$252 and/or \$5.0 form 4797, Form \$252 and/or \$6.0 in 1878 (Abulled to provide the Settlemen.)	ATEMENT - The information contained in Blocks E, G, H and aportant tax information and is being furnished to the Internal is IRS determines that it has not been reported. the was your principal residence, file form 2119, Sale or Exchedule D (Form 1040).	r similar form. Penalties upon conviction can include a line and inprisonment. For details see; Title 18 U.S. Code If and on line 401 (or, if line 401 is esterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer all Revenue Service. If you are required to file a return, a regiligence penalty or other senction will be imposed on y hange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applic
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 File Number:
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I have conduly reviewed the HDD-1 Settlyment Station ed writing the bed I todher pathy that there received a copy of the HDD-1 Southernest State	ris of ny krowledge ynd bellet il is toue and ecolomia statement of all recipies and elejoursements oxeds on my automatick by me is il is treasset Drynn
BORROWERS	SELLERS
CBT Group LLC	
	DAVIQ SANDERS
BY: Giorgio Benevenuto, Mistarying Mistribur	
	PATTY SANCERS
	1031 Quality, LLC, as Qualified intermediate for David Sanders and Pathy Sanders
	la lado & Standy
	BY
	Chaling to
	Read and Approve
	The second secon
\	combine account of Bids years action. I have caused on I will cause the Kurds to be distincted in associative with Mile continguit.
Sattlement Agent XXIII	D _A te- 27/8/2022
Desir Jurearch	The state of the s
	i Cluber of this at any orbit finder type, Pendelmung norwi-John unindade à line and Kolsburmain. Fur deltait, sen, 196 (3 U.S.). Dude setted in Amola E. C., I soni land on ine 491 (or Kino Ad in exterialed, home 403 and 404, 416, 417 and 406,412 (applicate) part of begin sette from the 17 professed finance. Samono, it you are nighted to the artists, a need grance pendifying the association of the imposed by Down reighted. I se form 2110, Gets on Euchange of Hungoul Albadonna, lor any glan, with you insolve as chiefung to cover traineds on, comprise the explore
ind, was populated to consider the Assistance of Angest Learning and L	

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File Number: 1568335

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Lain Númber:

Supplemental Page **HUD-1 Settlement Statement**

Seiler Addendum

Seller 1 DAVID SANDERS 28030 N HWY 6 HEMPSTEAD, TX 77445

PATTY SANDERS 28030 N. HWY HEMPSTEAD, TX 77445

1031 QUALEX, LLC PO BOX 4754 FAYETTEVILLE, AR 72702

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